

DEVELOPMENT REVIEW COMMITTEE –April 23, 2019
CONDITIONS OF APPROVAL

346 N. Santa Cruz Avenue
Conditional Use Permit U-19-004

Requesting approval of a modification to an existing Conditional Use Permit to allow increased hours of operation at an existing wine tasting room on property zoned C-2. APN 529-04-043

PROPERTY OWNER: Linda Pond, Pond Family Trust

APPLICANT: Rockwood Design Association., Inc.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes. Any intensification beyond this authorized use requires a Conditional Use Permit amendment.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. LAPSE FOR DISCONTINUANCE: If the activity for which the Conditional Use Permit has been granted is discontinued for a period of one (1) year, the approval lapses pursuant to Section 29.20.340 of the Zoning Ordinance.
4. USE: The approved use is a wine tasting room, which cannot involve more than two wineries, with retail sales. Retail sales of beer or hard liquor are not permitted.
5. HOURS OF OPERATION: Maximum hours of operation are 10:00 a.m. to 8:00 p.m., seven days a week.
6. WINE TASTINGS: Wine tastings to be conducted under prescribed California Department of Alcohol Beverage Control (ABC) conditions.
7. SIGN PERMIT: A Sign Permit from the Los Gatos Community Development Department must be obtained prior to any changes to existing signs or installation of new signs.
8. CERTIFICATE OF USE AND OCCUPANCY: A Certificate of Use and Occupancy from the Los Gatos Community Development Department must be obtained prior to commencement of use.
9. BUSINESS LICENSE: A business license from the Town of Los Gatos Finance Department must be obtained prior to the commencement of any new or change of use.
10. NOISE: The tasting room(s) with beer and wine service shall be subject to the Town of Los Gatos Noise Ordinance.
11. GENERAL: Uniformed privately provided security guards may be required in or around the premises by the Chief of Police if alcohol related problems recur that are not resolved by the licensed owner.

12. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.

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